

# **EXHIBIT A**

## **PROPOSED ORDER**

Richard Levin (RL 1651)  
CRAVATH, SWAINE & MOORE LLP  
Worldwide Plaza  
825 Eighth Avenue  
New York, NY 10019  
Telephone: (212) 474-1000  
Facsimile: (212) 474-3700

*Attorneys for Debtor New York City Off-Track  
Betting Corporation*

**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

In re

NEW YORK CITY OFF-TRACK BETTING  
CORPORATION,

Debtor.<sup>1</sup>

Chapter 9

Case No. 09-17121 (MG)

**[PROPOSED] ORDER AUTHORIZING THE REJECTION OF CERTAIN UNEXPIRED  
LEASES OF NONRESIDENTIAL REAL PROPERTY PURSUANT TO 11 U.S.C. § 365(A)**

Upon consideration of the Second Omnibus Motion (the “**Motion**”) for an order (the “**Order**”) (a) authorizing the rejection of certain unexpired leases of nonresidential real property (as described in the Motion) in accordance with sections 365(a) and 901 of the Bankruptcy Code, Rule 6006 of the Federal Rules of Bankruptcy Procedure, and Local Rule 6006-1 and (b) for related relief, the Court finding that proper and adequate notice of the Motion has been given and that no

---

<sup>1</sup> NYC OTB’s address is 1501 Broadway, New York, NY 10036. NYC OTB’s tax identification number is 13-2664509.

other or further notice is necessary, and having determined that the relief requested in the Motion is appropriate and authorized by the Bankruptcy Code and the Bankruptcy Rules,

It is hereby **ORDERED**:

1. The Motion is granted.
2. NYC OTB is authorized to reject the Leases listed on Schedule A hereto, and such Leases and any modification, amendment or other supplements thereto or restatements thereof are deemed rejected, in accordance with section 365(a) of the Bankruptcy Code, effective as of the date of rejection for each Lease listed on Schedule A, at which time, NYC OTB shall surrender the premises.
3. The Court shall retain jurisdiction with respect to all matters arising from or related to the implementation of this Order.

Dated: \_\_\_\_\_, 2011

---

UNITED STATES BANKRUPTCY JUDGE

## **SCHEDULE A**

### **SCHEDULE OF LEASES TO BE REJECTED**

**Schedule of Leases To Be Rejected**

No.	Lease Party	Location	Expiration Date	Rejection Date
1.	<b>515 Seventh Associates</b> c/o Blenheim Realty LTD. 1001 Avenue of the Americas Suite 418 New York, NY 10018	515 Seventh Avenue New York, NY 10018	8/31/2016	12/31/2010
2.	<b>801-815 Landlord Associates, Inc.</b> 96 Linwood Plaza #415 Fort Lee, N.J. 07024	801-815 East 241 <sup>st</sup> Street, Bronx, NY 10407	8/31/2015	12/31/2010
3.	<b>Argo Management Co., LLC</b> 60 Hillside Avenue Manhasset, NY 11030	22-72 31 <sup>st</sup> Street Astoria, NY 11105	4/21/2014	12/31/2010
4.	<b>C.Y. Realty Corp.</b> 39 Bowery St. New York, NY 10002	7-8 Chatham Sq. New York, NY 10002	1/31/2011	12/31/2010
5.	<b>Feinrose Associates</b> 560 Sylvan Avenue Englewood Cliffs, NJ 07632	11114 Flatlands Avenue Brooklyn, NY 11207	11/30/2013	12/31/2010
6.	<b>Haig Dadourian</b> 621 Great Springs Road Bryn Mawr, PA 19010	44-05 Queens Blvd. Queens, NY 11104	8/31/2011	12/31/2010
7.	<b>Pergament Enterprises of S.I.</b> 1500 Old Northern Boulevard Roslyn, NY 11576	2795 Richmond Avenue Staten Island, NY 10314	12/31/2013	12/31/2010
8.	<b>Schindler, Paris, Youngerman</b> 120 North Street Teterboro, NJ 07608	991 Second Avenue New York, NY 10022	10/31/2013	12/31/2010